

GIS REGISTRY INFORMATION

SITE NAME:	Glenwood Elementary				
BRRTS #:	03-41-225085				
COMMERCE # (if appropriate):	53220-1598-50				
CLOSURE DATE:	July 30, 2004				
STREET ADDRESS:	3550 S 51st St				
CITY:	Greenfield				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):			X =	684962	Y = 280598
CONTAMINATED MEDIA:	Groundwater		Soil		Both X
OFF-SOURCE GW CONTAMINATION >ES:	Yes		No		X
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes		No	X	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes		No	X	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14" if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					
GW: Table of water level elevations, with sampling dates, and free product noted if present					
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					
RP certified statement that legal descriptions are complete and accurate.					
Copies of off-source notification letters (if applicable)					
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					X



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Cory L. Nettles, Secretary

July 30, 2004

Mr. Dan Streeter
Greenfield School District
8500 West Chapman Avenue
Greenfield, WI 53228-2915

RE: **Final Closure**

Commerce # 53220-1598-50 **WDNR BRRTS # 03-41-225085**
Glenwood Elementary, 3550 South 51st Street, Greenfield

Dear Mr. Streeter:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "Lm." followed by a stylized, sweeping line.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Michael Carlton, von Briesen & Roper, S.C.
Case File

March 6, 2000

Mr. Bruce Saniter
Greenfield School District
8500 West Chapman Avenue
Greenfield, WI 53228

RE: **COMMERCE # 53220-1598-50**
Glenwood Elementary School, 3550 South 51st Street, Greenfield, WI
One 10,000-gallon Fuel Oil Underground Storage Tank Removed in 1999

Conditional Case Closure

Dear Mr. Saniter:

On January 21, 2000, the Wisconsin Department of Natural Resources (WDNR) transferred the referenced case to the Wisconsin Department of Commerce for regulatory oversight. The Department reviewed the case file to determine if closure is appropriate.

It is understood that residual soil and groundwater contamination remain at this site. Environmental Management Consulting, Inc. estimates that approximately 750 tons of naphthalene-impacted soil remains on site. Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health and no further investigation or remedial action is necessary.

The following item is necessary to satisfy the condition of closure:

- A groundwater use restriction and notification of residual soil contamination must be placed on the deed to the property. The deed instrument must state that residual petroleum contamination exists on the site and if a potable well is ever constructed the Wisconsin Department Natural Resources water supply unit must be contacted to assist in proper design and placement. An example of the deed language is enclosed for your reference. Please submit a copy that has been signed, notarized, and filed with the County Register of Deeds. If you wish to modify the language, submit a copy to this office for review prior to filing.

If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary.

If the land use conditions change in the future and the contaminated soil is disturbed, appropriate measures must be implemented to assure any residual

Mr. Bruce Saniter

RE: Commerce # 53220-1598-50
Glenwood Elementary School
3550 South 51st Street, Greenfield, WI

March 6, 2000

Page 2

contamination is managed following all applicable State of Wisconsin regulations and standards.

Upon receipt of the requested document, this case will be entered as "closed" on the database. If you have any questions, feel free to contact me at (414) 220-5376.

Sincerely,



Linda M. Michalets
Hydrogeologist
Site Review Section

Enclosure

cc: Mr. Jason Schneider, Environmental Management Consulting, Inc.
Commerce electronic file

REEL 5822 IMAGE 1951

NOTICE OF CONTAMINATION
TO PROPERTY

DOC. #
8768094

Document Number

Legal Description of the Property: In re: School District of Greenfield
(as it appears on the most recent deed)

(See attached legal description)

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

Section 1. The School District of Greenfield is the owner of the above-described property, known as The Glenwood Elementary School.

Section 2. One or more petroleum discharges have occurred at this property. Naphthalene contaminated groundwater above NR 140 enforcement standards and contaminated soils exist on this property in the area of the boiler room near the southeast parking lot.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions.

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil with Naphthalene levels as high as 290 ppm remains on this site in the area of the boiler room near the southeast parking lot. It has been shown that these levels are protective of health and the environment. If direct contact is made with these soils, it should be dealt with in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 30 day of November, 2003.

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of The School District of Greenfield.

Signature: [Signature]
Daniel J. Streeter for Greenfield School District

Printed Name: _____
Title: Director of Buildings & Grounds

Subscribed and sworn to before me this
30th day of November, 2003. MARCH, 2004

Mary L. Kaminski
Notary Public, State of Wisconsin
My commission 5/23/2006

This document was drafted by _____

5286182_1

VERY SMALL TYPE

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 12:48 PM

04-22-2004

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT 15.00

Name and Return Address
Michael P. Carlton, Esq.
von Briesen & Roper, s.c.
411 East Wisconsin Avenue, Suite 700
Milwaukee, WI 53202
Box 280

Parcel ID No. 555-8992-001

Parcel Identification Number



REEL 5822 IMAGE 1952

LEGAL DESCRIPTION

Glenwood Elementary School
School District of Greenfield
Tax Key Number 555-8992-001

The North three-quarters (N. $\frac{3}{4}$) of the West one-half (W. $\frac{1}{2}$) of the West one-half (W. $\frac{1}{2}$) of the Southeast one-quarter (S.E. $\frac{1}{4}$) of Section numbered Fourteen (14), Township numbered Six (6), North of Range numbered Twenty-one (21) East, except that portion described as follows: Commencing at a point in the West line of said $\frac{1}{4}$ Section 659.44 feet North of the Southwest corner of said $\frac{1}{4}$ Section; running thence North $89^{\circ} 15' 07''$ East along the North line of Wilton Manor 662.22 feet to a point; thence North $0^{\circ} 05' 07''$ East along the West line of Howard Crawford Addition 455.37 feet to a point; thence South $89^{\circ} 16' 00''$ West 662.95 feet to a point in the West line of said $\frac{1}{4}$ Section thence South along said West line 455.54 feet to the place of commencement.

DOCUMENT NO.

REEL 116 IMAGE 472

4028810

This Indenture, Made this 5 day of JUNE A.D. 1963
between School District No. 6 of the City of Greenfield Municipal Corporation duly organized
and existing under and by virtue of the laws of the State of Wisconsin, located at Greenfield Wisconsin,
party of the first part, and R. F. Somers, Inc.
a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee
Wisconsin, party of the second part.

Witnesseth That the said party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration (\$1.00)-----
to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold,
remised, released and quit-claimed, and by these presents does give, grant, bargain, sell, remise, release and quit-claim unto the said party of
the second part, and to its successors and assigns forever, the following described real estate, situated in the County of Milwaukee
State of Wisconsin, to-wit:

That part of the South East One-quarter (1/4) of Section
Fourteen (14), in Township Six (6) North, Range Twenty-one (21)
East, in the City of Greenfield, County of Milwaukee and State
of Wisconsin, bounded and described as follows: Commencing at
a point in the West line of said 1/4 Section 659.44 feet North
of the Southwest corner of said 1/4 Section; running thence
North 89° 15' 07" East along the North line of Wilton Manor
662.22 feet to a point; thence North 0° 05' 07" East along
the West line of Howard Crawford Addition 455.37 feet to a
point; thence South 89° 16' 00" West 662.95 feet to a point
in the West line of said 1/4 Section thence South along said
West line 455.54 feet to the place of commencement.

subject to Declaration of Restrictions redorded as Document No. 4016582,
Reel 94, Image 983, and subject to public or private rights, if any,
in such portion of the premises as may be laid out, used or dedicated
for street, highway or alley purposes.

4028810.

REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT
on JUN 10 1963
Reel 116 Image 472
Clyde M. Holman
REGISTER OF DEEDS

We have said to hold the same, together with all and singular the appurtenances and privileges thereto belonging or in any
wise thereto appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or
equity, either in possession or expectancy of, to the only proper use, benefit and behoof of said party of the second part, its successors and
assigns FOREVER.

In Witness Whereof, the said School District No. 6 of the City of Greenfield
party of the first part, has caused these presents to be signed by Edward J. Terrill, its Director,
and countersigned by William A. Schlifmann, its Clerk, both of whom are duly qualified officers of said Corporation,
and its corporate seal to be hereunto affixed, this 5 day of JUNE A.D. 1963.

SIGNED AND SEALED IN PRESENCE OF

C. B. Allender
Virginia C. Jenkins
Arnold C. Jenkins
School District No. 6 of the City of Greenfield
Greenfield, Wisconsin
Edward J. Terrill, Director
William A. Schlifmann, Clerk

STATE OF WISCONSIN

Milwaukee County

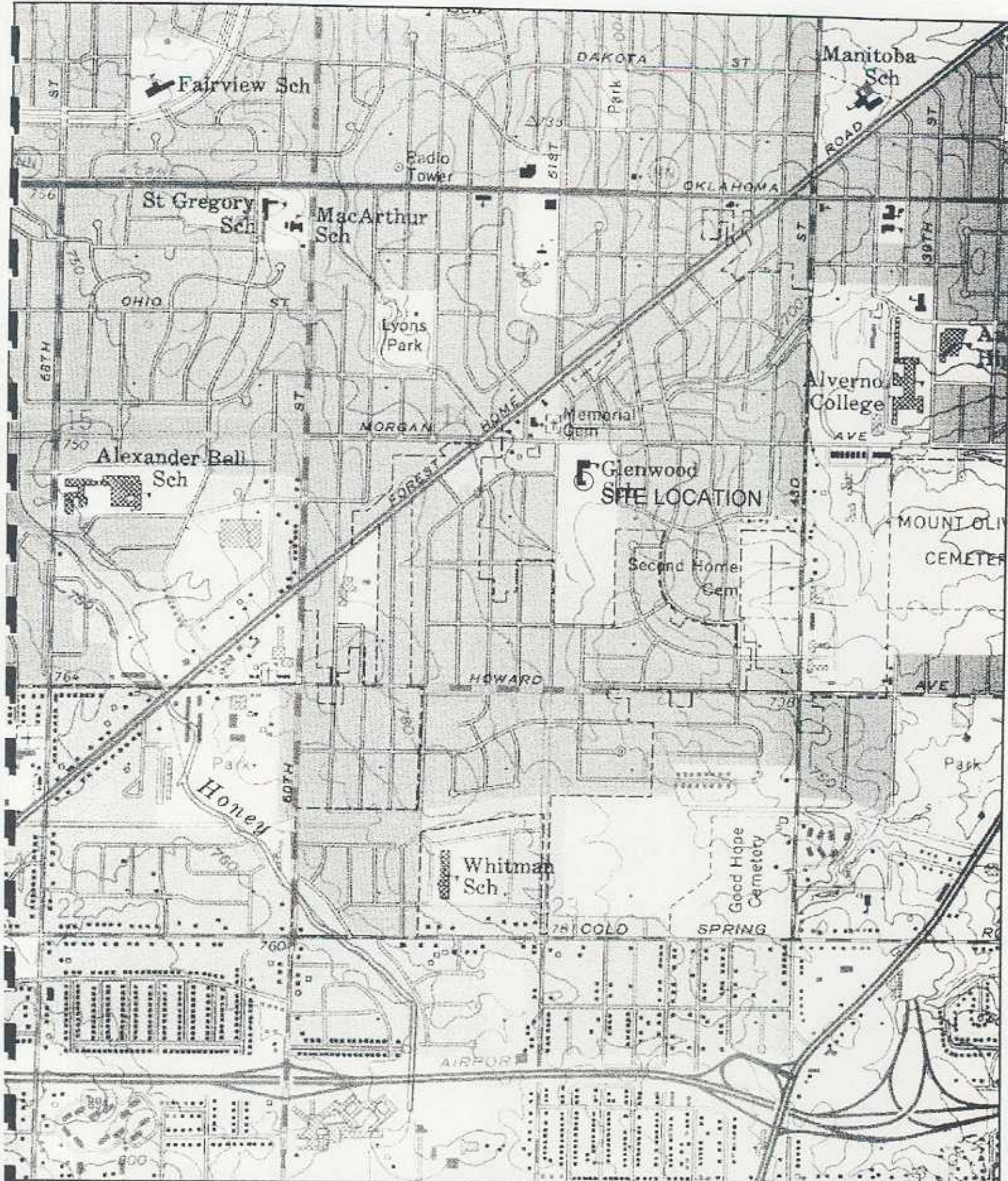
Personally came before me this 5th day of June A.D. 1963

Edward J. Terrill, Director, and William A. Schlifmann, Clerk,
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and in my presence acknowledged
and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers of said Corporation
by its authority.

Received for Record this _____ day of _____
A.D. 19____ at _____ o'clock _____ M.

Register of Deeds

Notary Public in and for the State of Wisconsin



Default - 2 Markers, Length = 4 miles, 1144 feet

SITE LOCATION - 042° 58' 48.1" N, 087° 58' 36.8" W

SITE LOCATION - 042° 59' 42.4" N, 087° 53' 45.8" W

Name: GREENDALE

Date: 1/7/100

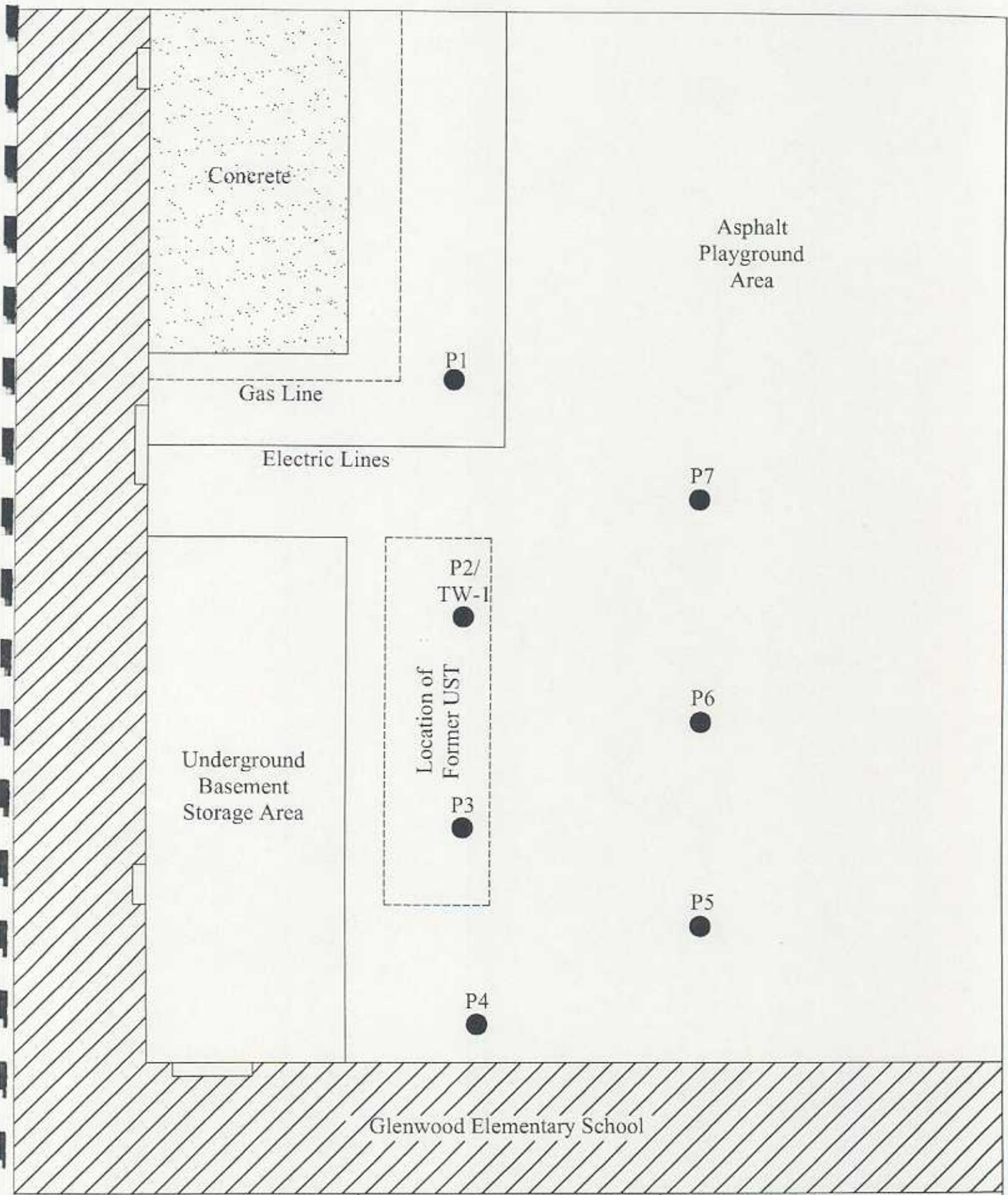
Scale: 1 inch equals 1333 feet

Location: 042° 58' 35.7" N 087° 58' 47.8" W

Caption: Glenwood Elementary School

3550 South 51st Street

Greenfield, WI 53220



Environmental Management
Consulting, Inc. (EMC)
W7748 County Highway V
Lake Mills, WI 53551

Geoprobe Location Map



SCALE:
1" = 10'

Greenfield School District
Glenwood Elementary School
3550 South 51st Street
Greenfield, WI 53220

(results in ug/l)

Date Sampled	Sample ID	B	I	E	X M.P & O	MTBE	1,2,4 TMB	1,3,5 TMB	N
11/22/99	TW-1	0.56	2.9	17	27	<0.22	45	11	100
PAL	-	0.5	68.6	140	124	12	NS	NS	8
ES	-	5	343	700	620	60	NS	NS	40

ABBREVIATIONS

DRO = Diesel Range Organics
GRO = Gasoline Range Organics
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylene

MTBE = Methyl-tert-butyl ether
1,2,4-TMB = 1,2,4-Trimethylbenzene
1,3,5-TMB = 1,3,5-Trimethylbenzene
N = Naphthalene
PAL = Preventive Action Limit
ES = Enforcement Standard

(1) = Field Blank
NA = Not Analyzed
ND = No Detect
NS = No Standards
0# = Duplicate Sample

TABLE 2
SITE INVESTIGATION SOIL
ANALYTICAL RESULTS SUMMARY
(results in mg/kg)

Date Sampled	Sample ID	Sample Location	Depth in Feet	DRO	B	T	E	X M, P & O	MTBE	1,2,4 TMB	1,3,5, TMB	N
11/22/99	P1-8	Geoprobe #1	14-16	<4.3	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	70
11/22/99	P2-6	Geoprobe #2	10-12	100	<0.025	<0.025	<0.025	<0.025	<0.025	0.046	<0.025	220
11/22/99	P2-8	Geoprobe #2	14-16	5.9	<0.025	<0.025	<0.025	<0.025	<0.025	0.048	<0.025	290
11/22/99	P2-10	Geoprobe #2	18-20	<4.6	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	100
11/22/99	P3-6	Geoprobe #3	14-16 10-12	<4.3	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	77
11/22/99	P3-8	Geoprobe #3	14-16	<4.9	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	69
11/22/99	P4-8	Geoprobe #4	14-16	<4.6	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
11/22/99	P5-8	Geoprobe #5	14-16	<4.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	65
11/22/99	P6-8	Geoprobe #6	14-16	<4.3	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	78
11/22/99	P7-8	Geoprobe #7	14-16	<4.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
11/22/99	Blank	Methanol Blank	---	NA	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
NR720 Soil Cleanup Standards				100	0.0055	1.5	2.9	4.1	NS	NS	NS	20

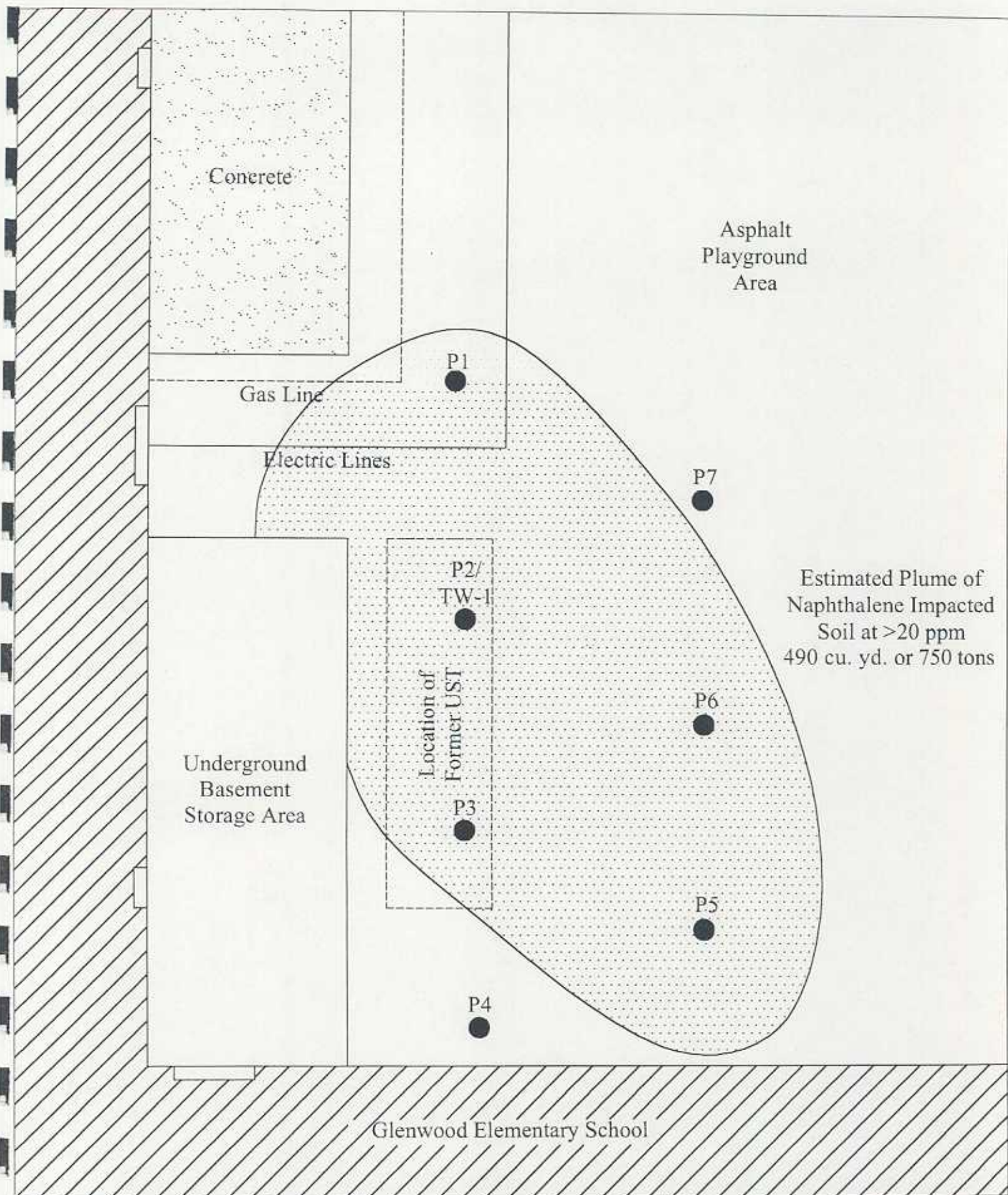
ABBREVIATIONS

PID = Photo Ionization Detector Reading
 GRO = Gasoline Range Organics
 DRO = Diesel Range Organics
 B = Benzene

E = Ethylbenzene
 T = Toluene
 X = Xylene

MTBE = Methyl-tert-butyl ether
 1,2,4-TMB = 1,2,4-Trimethylbenzene
 1,3,5-TMB = 1,3,5-Trimethylbenzene
 N = Naphthalene

NA=Not Analyzed
 ND = No Detect
 NS = No Standard



Environmental Management
Consulting, Inc. (EMC)
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Estimated Soil Plume Map



SCALE:
1" = 10'

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